

Hearing Officer Transmittal Checklist

Hearing Date

11/17/15

Agenda Item No.

3

Project Number: R2015-01112-(5)
Case(s): Conditional Use Permit Case No. 201500050
Planner: Richard Claghorn

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☐ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2015-01112 - (5)

HEARING DATE

November 17, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500050
Environmental Assessment No. 201500084

PROJECT SUMMARY

OWNER / APPLICANT

Verizon Wireless

MAP/EXHIBIT DATE

September 23, 2015

PROJECT OVERVIEW

The applicant, Verizon Wireless, is requesting authorization of a Conditional Use Permit ("CUP") for the establishment, operation and maintenance of a wireless telecommunications facility ("WTF") within the public right-of-way of West Avenue D in the M-1 (Light Manufacturing) Zone and Lancaster Zoned District. This CUP is to permit and make minor modifications to an existing WTF. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements. A CUP is required in the M-1 (Light Manufacturing) zone for radio towers, including WTFs, pursuant to Sections 22.28.260 and 22.32.070 of the Los Angeles County Code.

LOCATION

2253U West Avenue D, Lancaster

ACCESS

W. Ave. D (State Highway 138)

ASSESSORS PARCEL NUMBER(S)

ROW adjacent to 3117-005-013

SITE AREA

6' x 35' (210 square feet)

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Lancaster

LAND USE DESIGNATION

Light Industrial

ZONE

M-1 (Light Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Antelope Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.32.070 & 22.28.260 (M-1 Zone Uses Subject to Permit)

CASE PLANNER:

Richard Claghorn

PHONE NUMBER:

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E-MAIL ADDRESS:

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Antelope
Valley

14

Project Site

State Route 138

W Avenue D

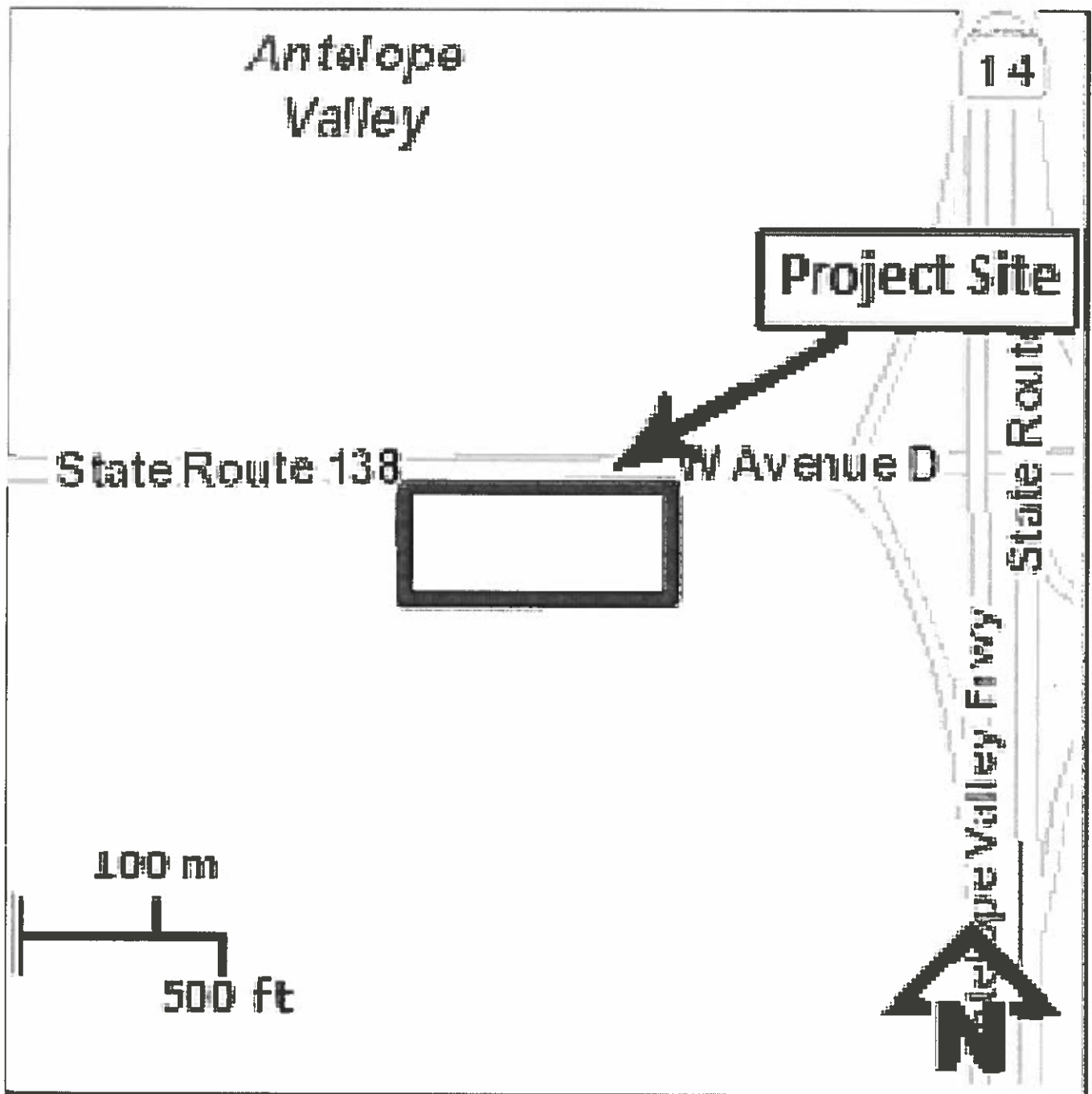
State Route

Antelope Valley Fwy

100 m

500 ft

N



ENTITLEMENTS REQUESTED

Conditional Use Permit ("CUP") 201500050 is for the continued operation and maintenance of an existing unmanned wireless telecommunications facility ("WTF") in the M-1 (Light Manufacturing) Zone pursuant to Los Angeles County ("County") Code Sections 22.32.070 and 22.28.260. This CUP is to authorize the WTF, which has not had any prior County approval, but which has received an encroachment permit from the California Department of Transportation ("Caltrans").

PROJECT DESCRIPTION

The applicant, Verizon Wireless ("permittee"), is requesting authorization for the operation and maintenance of a WTF ("Project") in the M-1 Zone. The WTF consists of six panel antennas with a top height of 34 feet and related equipment mounted to a 43-foot high utility pole, adjacent equipment cabinets, and related equipment. The WTF is an existing use, although it has not previously been approved by the County, so this permit treats the WTF as a new use. An encroachment permit for the WTF was issued by Caltrans in 2004. Changes are proposed to the WTF, including replacement of three 48" antennas with three new 72" antennas, a new 4" conduit, six new remote radio units ("RRUs"), three new tower mounted amplifiers ("TMAs"), raycap surge protectors, new battery cabinet, and related equipment. The existing and proposed WTF is located in the public right of way ("ROW") of West Avenue D (State Route 138) west of the Antelope Valley Freeway (State Route 14). The WTF site ("Project Site") is located on the south side of Avenue D north of a vacant parcel (Assessor's Parcel Number 3117-005-013) in the unincorporated area north of the City of Lancaster. The Project Site has an address of 2253U West Avenue D.

SITE PLAN DESCRIPTION

The site plan for the Project, which is dated September 23, 2015, depicts the location of the utility pole within the ROW on the south side of West Avenue D. The equipment is entirely within Caltrans ROW and is 18 feet or more from the curb face and 42 feet from the center line of Avenue D. The equipment cabinets are located 11'-8" west of the center of the utility pole and extend westward over an area of approximately five feet in width and 21 feet in length. An existing conduit connects the equipment cabinets to the pole, and a new conduit will also connect the equipment on the pole and the other equipment cabinets. The elevation plan shows the top of the existing pole at 43 feet above grade and the cross arms supporting the antennas at 34 feet above grade. The tops of the antennas are shown at 33'-4" above grade, with the antennas extending down from the cross arms on the pole. The highest equipment cabinet is 72 inches (six feet) in height, measured from its supporting pedestal. The pedestal is raised approximately eight inches above grade level.

EXISTING ZONING

The subject property is zoned M-1.

Surrounding properties are zoned as follows:

North: M-1
South: M-1
East: M-1
West: M-1, MXD-RU (Rural Mixed Use Development)

EXISTING LAND USES

The Project Site is developed with a 43 foot high utility pole and equipment related to the WTF located within the ROW.

Surrounding properties are developed as follows:

North: Vacant land
South: Vacant land
East: Vacant land
West: Vacant land

PREVIOUS CASES/ZONING HISTORY

The existing WTF on a utility pole within the ROW at the Project Site was not approved by the County according to available records. Caltrans approved an Encroachment Permit (Permit 704-6US-1262) on October 4, 2004 for communications equipment on a utility pole for Verizon Wireless. The Project Site was within the D-2-2 (Desert-Mountain, Two-Acre Minimum Required Lot Area) Zone when the use was established. The D-2-2 Zone was adopted for the site on January 19, 1954 through Ordinance No. 6367. The zone was changed to M-1 through Ordinance 2015-0021Z, effective July 16, 2015.

ENVIRONMENTAL DETERMINATION

County Staff recommends that this project qualifies for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The WTF consists of small structures and equipment within an existing ROW that will have minimal impacts to the environment.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Light Industrial land use category of the Antelope Valley Area Plan ("Area Plan"). This designation is intended for light industrial uses, including light manufacturing, assembly, warehousing, and distribution. WTFs are also consistent with this designation.

The following policies of the General Plan are applicable to the proposed project:

- *General Plan Public Services and Facilities Policy PS/F 6.2: "Improve existing wired and wireless telecommunications infrastructure."*

The Project will upgrade the existing WTF to improve telecommunications service in the area.

- *General Plan Public Services and Facilities Policy PS/F 6.3: "Expand access to wireless technology networks, while minimizing impacts through co-location and design."*

The Project will improve the wireless network while minimizing visual impacts. The WTF antennas will be attached to a utility pole and the equipment will be visually screened with plants.

- *General Plan Public Services and Facilities Policy PS/F 6.4: "Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services."*

The Project will enhance the communications infrastructure of the area.

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a WTF specified in the County Code is 'radio or television stations and towers'. Pursuant to Sections 22.32.070 and 22.28.260 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone M-1, provided that a CUP is first obtained.

In addition, the project complies with applicable development standards of *Subdivision & Zoning Ordinance Policy No. 01-2010 Wireless Telecommunications Facilities* dated July 26, 2010. The height of the WTF is less than 50 feet as required by the development guidelines for WTFs in the ROW. The placement of the WTF shall not interfere with the public's unobstructed access, and the applicant has obtained an encroachment permit from Caltrans. If the WTF must be relocated due to a street improvement project or undergrounding of utilities, the cost of relocation of the WTF shall be fully borne by the permittee for the WTF.

Placing the equipment underground is not feasible because the equipment is already in place and is located above ground. The applicant indicated that the WTF has been in this location since 1996 without any complaints. It is in a remote, sparsely inhabited area. Also, Southern California Edison ("SCE") guidelines prohibit placing meters or service equipment in an underground vault unless approved by SCE. SCE discourages underground vaults due to numerous problems with the vaults. If electrical components fail in a confined underground vault, they can be difficult and dangerous to access and repair. Water tends to accumulate in underground vaults, so water often needs to be pumped out before equipment can be repaired, so above-ground equipment is faster and easier to repair. The runoff water that accumulates in vaults is often contaminated with motor oil, pesticides, and other hazardous materials. Pumping out and testing the water for proper treatment and disposal, as required by environmental laws, as well as cleaning of the equipment itself, is another problem with underground vaults cited in SCE's guidelines. Policy No. 01-2010 allows the appurtenant equipment to be above ground if it is infeasible to place it underground, if there is sufficient screening. Therefore, the applicant has requested to maintain equipment above ground. The equipment will be screened by Toyon shrubs (*Heteromeles arbutifolia*) along the north side of the cabinets. Due to the fact that it is an existing facility in a remote location and the other problems with underground vaults cited by SCE, it has been found that there is adequate justification for allowing the equipment to remain above ground if screening is provided.

Site Visit

A site visit was conducted on October 26, 2015 by DRP staff. The Project Site was found to be consistent with the site plan. Staff took photographs of the Project Site.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.090 of the County Code. The Burden of Proof statements with the applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proof requirements.

That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

- The WTF is installed on a wooden utility pole and adjacent land located within the public ROW, is small in size, it blends in with the utility equipment, will have landscaping planted for screening, and will have very little visual impact on the area. The facility is not detrimental to the surrounding area or the residents of the area. The nearest residences are in a mobile home park more than a mile south of the Project Site. The nearest neighboring use is a Sanitation District Plant located more than a quarter-mile away to the northeast. This WTF provides a benefit to the safety of the community by providing communication service to a rural area near a freeway exit, where motorists might need to make emergency calls. This facility fulfills a vital need for emergency communications, benefiting public safety in the area, as well as for non-emergency personal, business, and government communications.

That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- The WTF is unmanned and does not generate additional traffic or require parking or loading facilities. The subject site in the ROW is adequate in size and shape to accommodate the use, and is integrated with the uses in the surrounding area. Parking for occasional visits for maintenance, about once per month, can be provided in the shoulder area of Avenue D, which is wide enough to provide temporary parking for maintenance vehicles.

That the proposed site is adequately served:

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate; and*
 - 2. By other public or private service facilities as are required.*
- The WTF is located along Avenue D and has adequate access. The WTF does not impact traffic patterns or generate an increase in traffic or require public services such as water, sewer, or waste management. The facility is serviced by electrical power and is adequately served by the existing road and utility infrastructure. The WTF is not staffed and requires only infrequent maintenance visits, approximately once per month.

Neighborhood Impact/Land Use Compatibility

The WTF design is appropriate for the site and area. The WTF equipment is located on an existing utility pole and the adjacent ROW. The equipment that is visible above ground will be screened with landscaping and will blend into the surroundings and will not have a significant visual impact.

The WTF will not be detrimental to the surrounding community. The nearest residences are in a mobile home park more than a mile south of the Project Site and the nearest developed property is a Sanitation District Plant located more than a quarter-mile away to the northeast. The WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the site. This WTF will provide cell phone service in the area, including the ability for the public to make emergency phone calls. It is near a freeway exit, where motorists may need to make emergency calls, so the need for good cell phone service is important for public safety. The cell phone coverage provided by this WTF will be beneficial for area workers, residents, motorists, and emergency personnel, such as the County Fire and Sheriff's Departments.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Department of Public Works indicated on August 11, 2015 that they do not have jurisdiction over the Project Site because it is in Caltrans ROW. The applicant provided a copy of the Caltrans Encroachment Permit for the WTF from 2004. No other comments were received from other departments for this Project.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting. All neighboring property owners within 1,000 feet of the Project Site were notified by mail, including 22 different owners. Additionally, the case materials were available on Regional Planning's website and at the Lancaster Library. A total of 13 Notices of Public Hearing were mailed to those on the

courtesy mailing list for the Bouquet Canyon Zoned District. Notices were sent on October 8, 2015.

PUBLIC COMMENTS

Staff has not received any comments from members of the public regarding the Project at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-01112, Conditional Use Permit Number 201500050, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201500050 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Richard Claghorn, Principal Regional Planning Assistant, Zoning Permits North Section

Reviewed by Robert Glaser, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Site Photographs, Aerial Image

Site Plan, Land Use Map

RG:RC

11/4/15

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01112-(5)
CONDITIONAL USE PERMIT NO. 201500050**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on November 17, 2015 in the matter of Project No. R2015-01112-(5), Conditional Use Permit ("CUP") No. 201500050.
2. The applicant, Verizon Wireless ("permittee"), is requesting a CUP to authorize the operation and maintenance of an unmanned wireless telecommunications facility ("WTF"), on a site located within the public right-of-way ("ROW") in the unincorporated area north of Lancaster ("Project Site") in the M-1 (Light Manufacturing) Zone in the Lancaster Zoned District pursuant to County Code Sections 22.32.070 and 22.28.260. The WTF ("Project") consists of six panel antennas with a top height of 34 feet and related equipment mounted to a 43-foot high utility pole, adjacent equipment cabinets, and related equipment. The WTF is an existing use, although it has not previously been approved by the County, so this permit treats the WTF as a new use. Changes are proposed to the WTF, including replacement of three 48" antennas with three new 72" antennas, a new 4" conduit, six new remote radio units ("RRUs"), three new tower mounted amplifiers ("TMAs"), raycap surge protectors, new battery cabinet, and related equipment.
3. The Project Site is in the ROW of West Avenue D, also known as State Highway 138. It has an address of 2253U West Avenue D. It is located north of Assessor's Parcel Number 3117-005-013, a vacant parcel. The topography of the Project Site is flat.
4. The Project Site is located within the Light Industrial land use category of the Antelope Valley Area Plan ("Area Plan") Land Use Policy Map. The utility pole and WTF are consistent with this category.
5. Surrounding Zoning includes:
 - North: M-1
 - South: M-1
 - East: M-1
 - West: M-1, MXD-RU (Rural Mixed Use Development)
6. Surrounding land uses within a 500-foot radius include:
 - North: Vacant land
 - South: Vacant land
 - East: Vacant land
 - West: Vacant land
7. The Project Site is accessible from West Avenue D.

8. There is no record of any previous County approvals for the existing WTF at the Project Site. The WTF has been at this location since 1996 according to the applicant. An encroachment permit for the WTF was issued by the California Department of Transportation ("Caltrans") on October 4, 2004. At the time, the site was zoned D-2-2 (Desert-Mountain, Two Acre Minimum Required Lot Area). The zone was changed to M-1 as of July 16, 2015.
9. Proposed modifications to the WTF include replacement of three 48" antennas with three new 72" antennas, a new 4" conduit, six new RRUs, three new TMAs, raycap surge protectors, new battery cabinet, and related equipment
10. Regional Planning staff determined that the Project qualifies for a Class 3 (New Construction or Conversion of Small Structures) categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists of small structures and equipment within an existing ROW that will have minimal impacts to the environment.
11. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
12. Staff has not received any comments from members of the public at this time.
13. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
14. The Hearing Officer finds that the Project is consistent with the goals and policies of the Los Angeles County General Plan ("General Plan"). The Project is located within the Antelope Valley Area Plan ("Area Plan"), a component of the General Plan.
15. The Hearing Officer finds that the following policy of the General Plan is applicable to the proposed project:

General Plan Public Services and Facilities Policy PS/F 6.2: "Improve existing wired and wireless telecommunications infrastructure."

The Project will legally establish and upgrade the existing WTF to improve telecommunications service in the area.

16. The Hearing Officer finds that the following policy of the General Plan is applicable to the proposed project:

General Plan Public Services and Facilities Policy PS/F 6.3: "Expand access to wireless technology networks, while minimizing impacts through co-location and design."

The Project will improve the wireless network while minimizing visual impacts. The WTF antennas will be attached to a utility pole and the equipment will be visually screened with plants.

17. The Hearing Officer finds that the following policy of the General Plan is applicable to the proposed project:

General Plan Public Services and Facilities Policy PS/F 6.4: "Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services."

The Project will enhance the communications infrastructure of the area.

18. The Hearing Officer finds that the proposed use is consistent with the M-1 zoning classification. Although Title 22 of the County Code does not explicitly specify 'WTF' as a use, the use most consistent with a WTF specified in the County Code is 'radio or television stations and towers'. Pursuant to Sections 22.32.070 and 22.28.260 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone M-1, provided that a CUP is first obtained. In Section 22.32.070 of the County Code, the M-1 Zone allows any use listed in the C-M Zone (22.28.260), subject to the same limitations and conditions. In Section 22.28.260 of the County Code, the C-M Zone requires a CUP for radio or television stations and towers. Therefore, a CUP is required for a WTF in the M-1 Zone.
19. The Hearing Officer finds that the project complies with applicable development standards of Subdivision and Zoning Ordinance Policy No. 01-2010 (Wireless Telecommunications Facilities) dated July 26, 2010 ("WTF Policy Memo"). The height of the WTF is less than 50 feet as required by the development guidelines for WTFs in the ROW. The placement of the WTF shall not interfere with the public's unobstructed access, and the applicant shall obtain an encroachment permit from the Los Angeles County Department of Public Works. If the WTF must be relocated due to a street improvement project or undergrounding of utilities, the cost of relocation of the WTF shall be fully borne by the permittee for the WTF.
20. The Hearing Officer finds that the WTF policy memo's development guidelines for WTFs in the public ROW state that all appurtenant equipment that is not structure-mounted shall be placed underground, unless the applicant provides documentation showing that undergrounding is infeasible. The permittee has stated that placing the equipment underground is infeasible because the existing equipment is above ground and will mostly remain the same. It is in a remote location and has not generated any complaints, and it will be screened with additional landscaping. Southern California Edison guidelines also discourage underground equipment vaults. Therefore, it is not necessary to require undergrounding of the equipment.
21. The Hearing Officer finds that the Project satisfies the Conditional Use Permit Burden of Proof findings in Section 22.56.040 of the County Code.

22. The Hearing Officer finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The WTF is installed on a wooden utility pole and adjacent land located within the public ROW, is small in size, it blends in with the utility equipment, will have landscaping planted for screening, and will have very little visual impact on the area. The facility is not detrimental to the surrounding area or the residents of the area. The nearest residences are in a mobile home park more than a mile south of the Project Site. The nearest neighboring use is a Sanitation District Plant located more than a quarter-mile away to the northeast. This WTF provides a benefit to the safety of the community by providing communication service to a rural area near a freeway exit, where motorists might need to make emergency calls. This facility fulfills a vital need for emergency communications, benefiting public safety in the area, as well as for non-emergency personal, business, and government communications.
23. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping, and other development features as is required in order to integrate the Project into the surrounding area. The WTF is unmanned and does not generate additional traffic or require parking or loading facilities. The subject site in the ROW is adequate in size and shape to accommodate the use, and is integrated with the uses in the surrounding area. Parking for occasional visits for maintenance, about once per month, can be provided in the shoulder area of Avenue D, which is wide enough to provide temporary parking for maintenance vehicles.
24. The Hearing Officer finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required. The WTF is located along Avenue D and has adequate access. The WTF does not impact traffic patterns or generate an increase in traffic or require public services such as water, sewer, or waste management. The facility is serviced by electrical power and is adequately served by the existing road and utility infrastructure. The WTF is not staffed and requires only infrequent maintenance visits, approximately once per month.
25. The Hearing Officer finds that it is necessary to limit the term of the grant to fifteen (15) years to assure continued compatibility between the use of the Project Site allowed by this grant and surrounding land uses.
26. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper,

property posting, library posting and DRP website posting. All neighboring property owners within 1,000 feet of the Project Site were notified by mail, including 22 different owners. Additionally, the case materials were available on Regional Planning's website and at the Lancaster Library. A total of 13 Notices of Public Hearing were mailed to those on the courtesy mailing list for the Bouquet Canyon Zoned District. Notices were sent on October 8, 2015.

27. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Area Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures); and
- 2. Approves Conditional Use Permit No. 201500050, subject to the attached conditions.

ACTION DATE: November 17, 2015

RG:RC

PROJECT NO. R2015-01112 - (5)
CONDITIONAL USE PERMIT NO. 201500050

DRAFT FINDINGS
PAGE 6 OF 6

October 28, 2015

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01112-(5)
CONDITIONAL USE PERMIT NO. 201500050**

PROJECT DESCRIPTION

This grant authorizes the operation and maintenance of an unmanned wireless telecommunications facility ("WTF") located on a 43-foot high utility pole and adjacent land within the public right of way of West Avenue D. This grant is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on November 17, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one (1) year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, operation of the unmanned WTF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to

determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the use being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by January 18, 2016.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the operation and maintenance of an existing unmanned WTF and appurtenant equipment as shown on the plans marked Exhibit "A".

PERMIT SPECIFIC CONDITIONS

20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
22. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
23. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
24. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency. The facility shall remain in

compliance with the Encroachment Permit issued by Caltrans in 2004 or any subsequent Encroachment Permit.

25. Any external lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
26. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. The maximum height of the facility shall not exceed 50 feet above existing grade.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant. All structures, including antennae and above-ground equipment shall be a neutral, earth-tone color, excluding black, to blend into and harmonize with the surroundings.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. Any fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, with a minimum

planter width of five feet, shall be provided to screen the fence or wall from the street.

34. Appurtenant equipment boxes shall be screened or camouflaged. Install landscaping for screening.

35. All development pursuant to this grant shall conform with the requirements of the California Department of Transportation ("Caltrans") to the satisfaction of said department.

36. Ventilation enclosures for the project site shall be mounted to the ground surface with no projection above ground.

37. This grant entitles the permittee to install the wireless telecommunications facilities on the existing or a replacement utility pole but does not entitle the permittee to retain the pole for its sole use or to install a new pole for its facilities in the event the existing pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the provision of Condition No. 8, if the existing pole is removed prior to the termination date of this grant, this grant shall thereupon terminate. The permittee will be required to either obtain a new conditional use permit to relocate its facilities or to install a new pole or poles and continue the use at the present location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.

38. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.

39. The facilities shall be on flat rate power. No additional meter boxes contained outside existing facilities as shown in approved Exhibit "A," are authorized by these grants.

40. The placement of the facility shall not interfere with the public's unobstructed use of highways, sidewalks or trails, or unobstructed access from private property to highways and other public access.

41. If Caltrans requires the facility to relocate due to street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities due to such projects shall be fully borne by the owner or permittee of the wireless facilities involved.

42. If street parking is prohibited on the street where the facility is located and on nearby side streets, the permittee shall obtain an approved traffic plan for the parking of maintenance vehicles from Caltrans.
43. Maintain standard Americans with Disabilities Act clearances around all above ground wireless telecommunication equipment including poles within the public right of way to the satisfaction of Public Works, where applicable.

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

1. The proposed facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to provide wireless communications to this particular area of Los Angeles County and the surrounding communities. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have been established and are accepted as an integral part of the nation's telecommunications infrastructure and promote the public health, safety, morals, comfort and general welfare. The proposed operation of the proposed telecommunications facility will provide a reliable and convenient means of communication for everyday personal and business use.

The proposed wireless telecommunications which Verizon Wireless will operate are necessary in order to provide wireless services to the surrounding community, including traditional wireless services such as wireless digital telephone service, mobile broadband and data transmission services. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to health and safety and signal interference are within the sole province of the FCC.

2. The facility does not have growth-inducing implications, or promote additional development or a change in the density of surrounding residential and open space areas. Substantially no additional noise, smoke, odor impacts will be generated and no additional parking will be required for the proposed facility. Further, the proposed facility will not interfere with the quiet enjoyment of neighboring land uses.

3. This telecommunications facility will not endanger the public health, safety or general welfare. In fact, this site, as part of a larger network, provides access to wireless telecommunications in the event of an emergency. Wireless communication technology provides vital communications in "E911" and other emergency situations.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The facility will not impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity. To the contrary, enhanced wireless communications has a positive influence on personal, business, governmental, and other existing uses in this area. Substantially similar wireless telecommunication installations exist within this immediate area.

The facility is consistent with the primary established uses within the Right-of-Way providing access to transportation services and the conveyance of utility services. The existing utility pole will be augmented by the replacement of three (3) antennas attached to 8 ft. extension arms and meter painted brown to emulate the color of the existing utility pole and attached utility service equipment.

C. That the proposed site is adequately served:

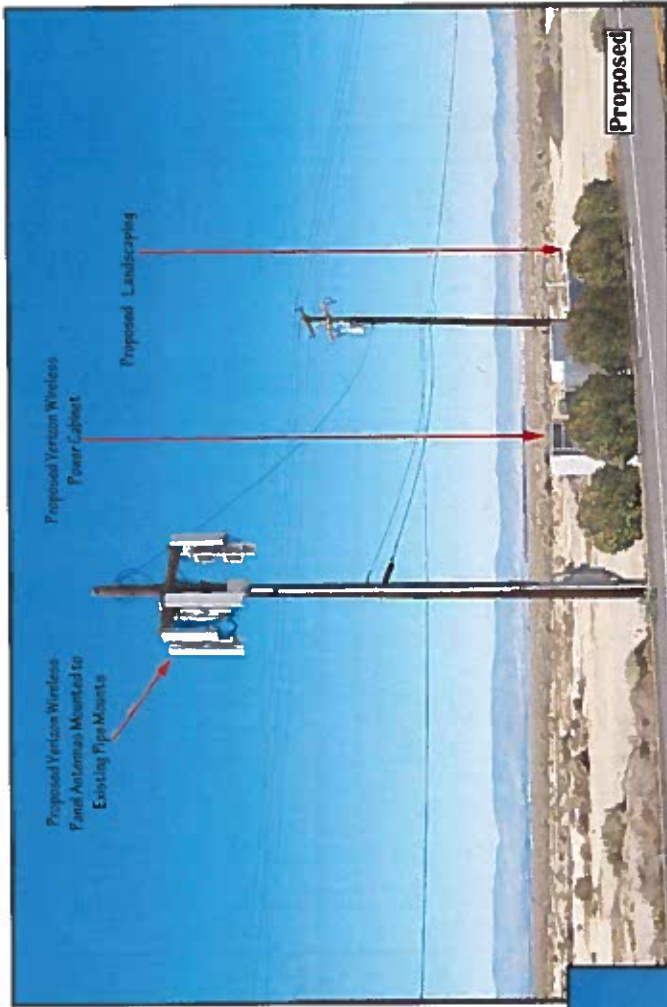
1. By highways or streets of sufficient width an improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

1. The facility is not staffed and requires only infrequent maintenance visits (approximately one time a month). Further, no public access is required. There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The proposed project is consistent with the State franchise granted by the California Public Utilities Commission that provides for the conveyance of utility services within the ROW consistent with local regulatory standards.

2. The proposed facility only utilizes minimal electric service, which is available on the property. No water, sewer, refuse or other additional services shall be required.

redman LTE

2253U W. Ave. D ~ Lancaster, CA 93524



View 1

View Notes:
Looking south west at proposed project



Verizon Wireless
15505 Sand Canyon Ave
Building "D" 1st Floor
Irvine, CA 92618

CES cable
engineering
services
PRESCOTT COMMUNICATIONS INC.
10640 SEPULVEDA BLVD., SUITE 1
MISSION HILLS, CA 91345
(818) 898-2352 FAX (818) 898-9186

Applicant

Contact

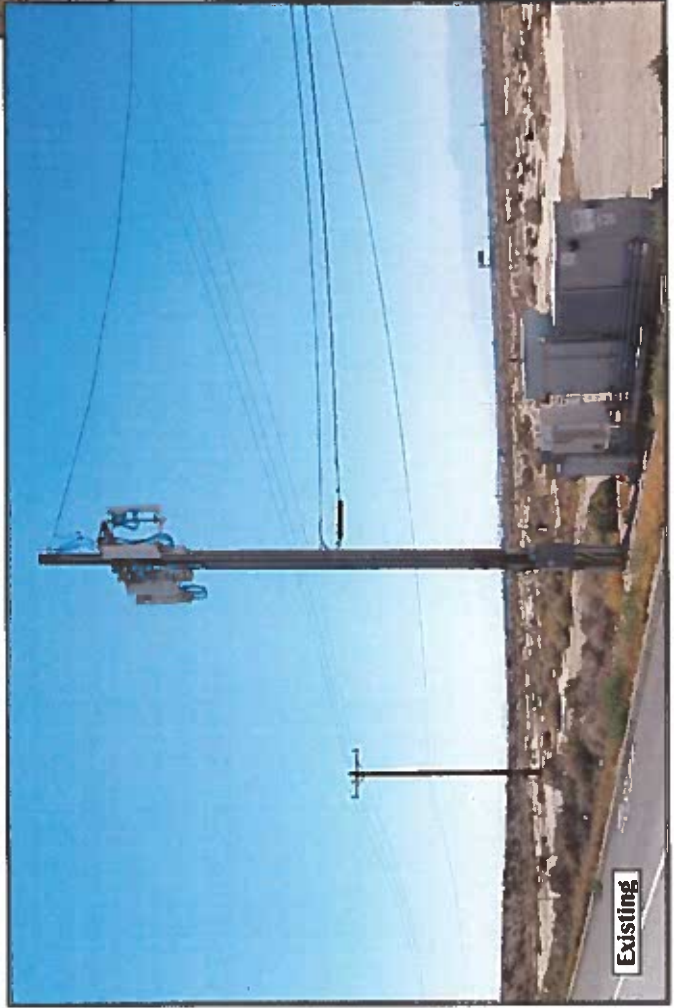
Redman LTE

2253U W. Ave. D ~ Lancaster, CA 93524



View 3

View Notes:
Looking south east at proposed project

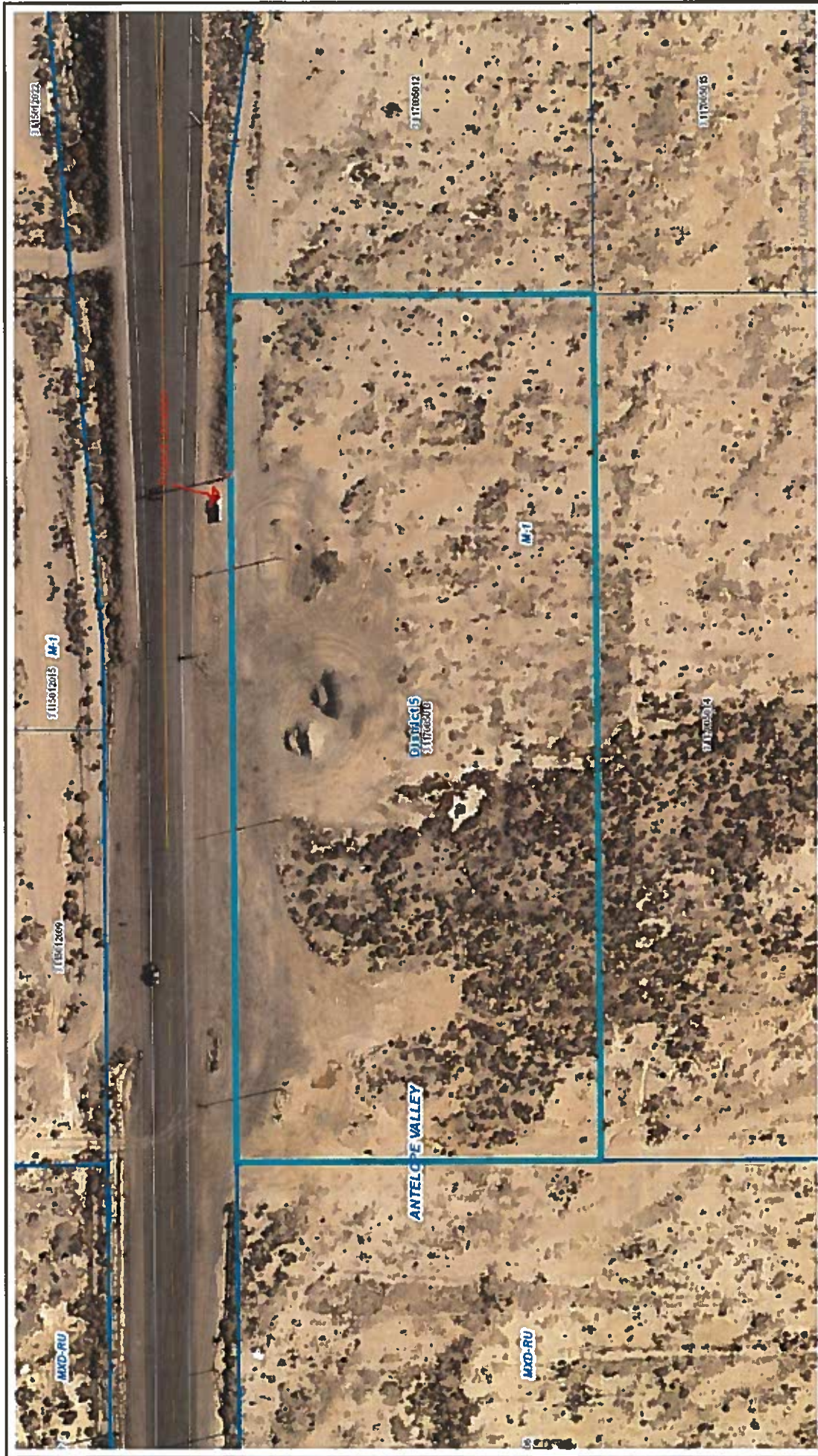


PRESCOTT COMMUNICATIONS INC.
10640 SEPULVEDA BLVD., SUITE 1
MISSION HILLS, CA 91345
(818) 898-2332 FAX (818) 898-9186

Verizon Wireless
15505 Sand Canyon Ave
Building "D" 1st Floor
Irvine, CA 92618

Applicant

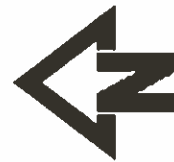
Contact



Created in GIS-NET3

R2015-01112

Printed: Oct 27, 2015



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	TITLE SHEET
1 OF 5	ABBREVIATIONS, SYMBOLS, AND GENERAL NOTES
2 OF 5	SUBSTRUCTURE SITE PLAN
3 OF 5	EQUIPMENT DETAILS
4 OF 5	GROUNDING DETAILS
5 OF 5	

UTILITY LINE TYPE LEGEND

[illegible]

POWIE: COMPANY: N/A
CONTACT: N/A
PHONE: N/A

JILCO: COMPANY: N/A (VZW FBLR FED)
CONTACT: N/A
PHONE: N/A

2014 THOMAS GUIDE
REGION: LA
PAGE: 3925
CRD #: D2

ENGINEERING COMPANY:
CABLE ENGINEERING SERVICES
10640 SEPULVEDA BLVD. SUITE 1
MISSION HILLS, CA 91345
PHONE: (818) 898-2352
CONTACT: ELIZABETH VALLALBOS
E-MAIL: elizabeth.vallalbos@cableeng.com

PLANNING CONSULTANT:
CABLE ENGINEERING SERVICES
10640 SEPULVEDA BLVD. SUITE 1
MISSION HILLS, CA 91345
PHONE: (818) 898-2352
CONTACT: ROB SEARCY
E-MAIL: rob.searcy@cableeng.com

LAND SURVEYOR
N/A**VERIZON WIRELESS SITE LOCATION**

THE PROJECT CONSISTS OF MODIFYING AN EXIST. VERIZON WIRELESS TELECOMMUNICATION SITE. VERIZON WIRELESS CONTRACTOR TO PLACE (1) NEW 4" CONDUIT, REPLACE (3) EXIST. (47.4' x 11.2' x 5.0') WIRELESS-70063/4CF PANEL ANTENNAS WITH (3) NEW (72.7' x 11.85' x 7.1') COMUSCOPE SBH-1DB563B PANEL ANTENNAS. (6) NEW RU81 11/12 FOR AWS/PCS (3) TIA'S. (1) RAYCAP SURGE PROTECTOR ON EXIST. 1" FRAME AND (1) RAYCAP SURGE PROTECTOR ON EXIST. (2) 8" CROSS ARMS ON SITE POLE #002084C. VERIZON WIRELESS TO REPLACE EXISTING PURCELL BATTERY CABINET WITH (1)-72" H x 30" W x 39" D COMUSCOPE 72-36 BATTERY CABINET ON EXTENDED 12" CONC. PAD.

COORDINATES	LATITUDE: 34° 46' 36.5" N	LONGITUDE: 118° 10' 26.1" W
-------------	---------------------------	-----------------------------

OWNER: ROB SEARCY
N/A

APPLICANT: TONY LECOM
11520ZANZANERESS
CITY OF SAN JOSE
BYRON, CA 92018

ZONING: C.E.S. ENGINEER:
TONY LECOM
10840 SEPULVEDA BLVD. SUITE
100
MIRAMONTE HILLS
LOS ANGELES, CA 91337
PHONE: (818) 898-2152
FAX: (818) 898-9166
E-MAIL: tony.lecom@cablemp.com

ROB SEARCY
10840 SEPULVEDA BLVD. SUITE 1
MIRAMONTE HILLS
LOS ANGELES, CA 91337
PHONE: (818) 898-2152
FAX: (818) 898-9166
E-MAIL: rob_searcy@cablemp.com

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZES THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN.

	PRINT NAME	SIGNATURE	DATE
LANDING			
VEHICLE MANAGER			
BY MANAGER			
SITE ACQUISITION			
ATC			
PLANNING			

JURISDICTION;
COUNTY OF LA/CAL-FRANS

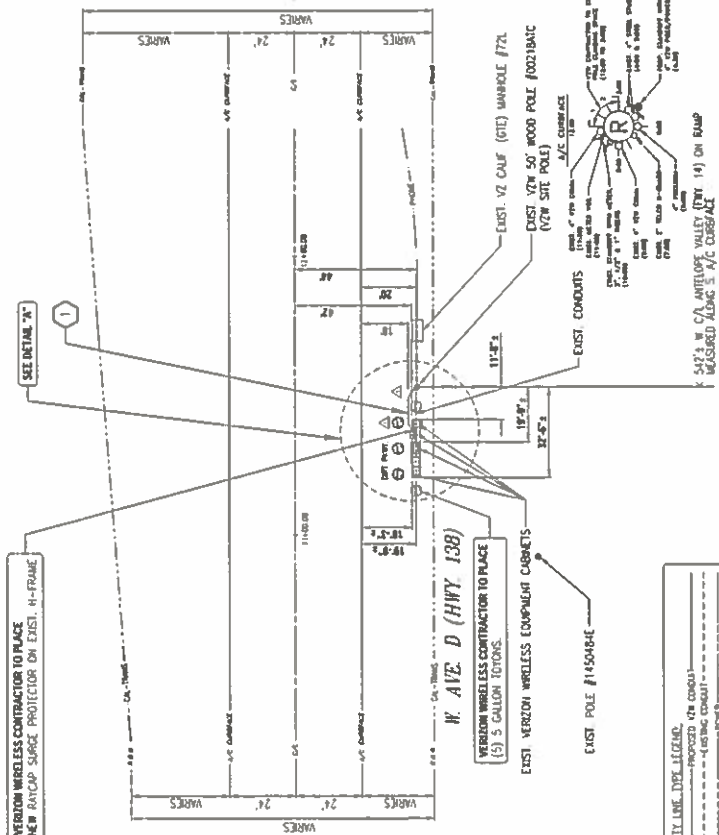
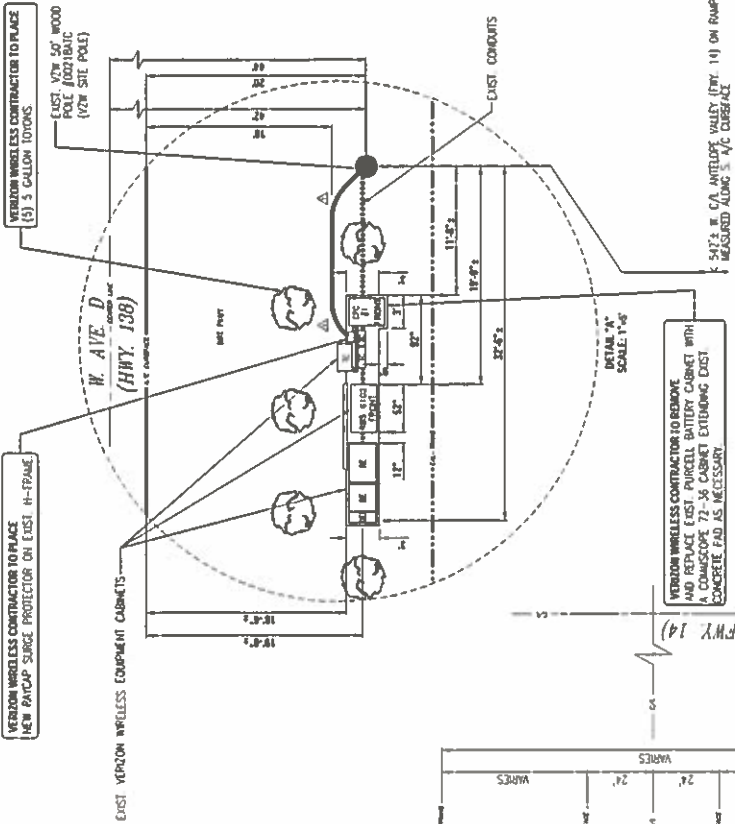
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Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

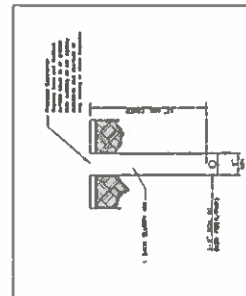
IMPROVEMENT PLANS FOR:
REDMAN LTE MTX 53 (AWS)
2253U W. AVE. D (HWY. 138)
LANCASTER, CA 93524

THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER UTILITIES NOT SHOWN ON THIS PLAN.

VERIZON WIRELESS CONTRACTOR TO PLACE
NEW RAYCAP SURGE PROTECTOR ON EXIST.
H-FRAME

[illegible]

ANTELOPE VALLEY (FWY 14)



TYPICAL CONDUIT PLACEMENT DETAIL (TRENCH)	M.T.S.
---	--------

CITY OF CALTRANS PERMIT INFORMATION

DIRT PAVEMENT FOOTAGE: _____ 16'-5"

TOTAL FOOTAGE: _____ 16'-5"

ADDITIONAL COMMENTS:

1. 16'-5"

2. 16'-5"

3. 16'-5"

**REDMAN LTE
MTX 53 (AWS)**
2221 W. AVE. 800P. 119
LANCASTER, CALIFORNIA

CLS PROJECT NO. 10010547-15

PRELIMINARY CD

SITE INFORMATION	
ISSUE DATE	01-20-14
ENGINEERED BY:	CEJ
DRAFTED BY:	CEJ



Plans Prepared By:

Ces *cable engineering services*

PRESCOTT COMMUNICATIONS, INC.

10540 Sandstone Blvd. Suite 1, Mission Hills, CA 91346
Phone No. 818/286-2352 Fax No. 818/286-6166

[illegible]

**SUBSTRUCTURE
SITE PLAN**

30F5

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY OF NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**REDMAN LTE
MTX 53 (AWS)**
2530 W AVE. B BAY, LHM
LANCASTER, CALIF 93534

C.E.S. PROJECT NO.:
10010547-15

3/11/16

PRELIMINARY CD

verizonwireless
10000 Santa Monica Blvd. Suite 1000 Santa Monica, CA 90404
Phone No. 818.880.2582 Fax No. 818.880.6108

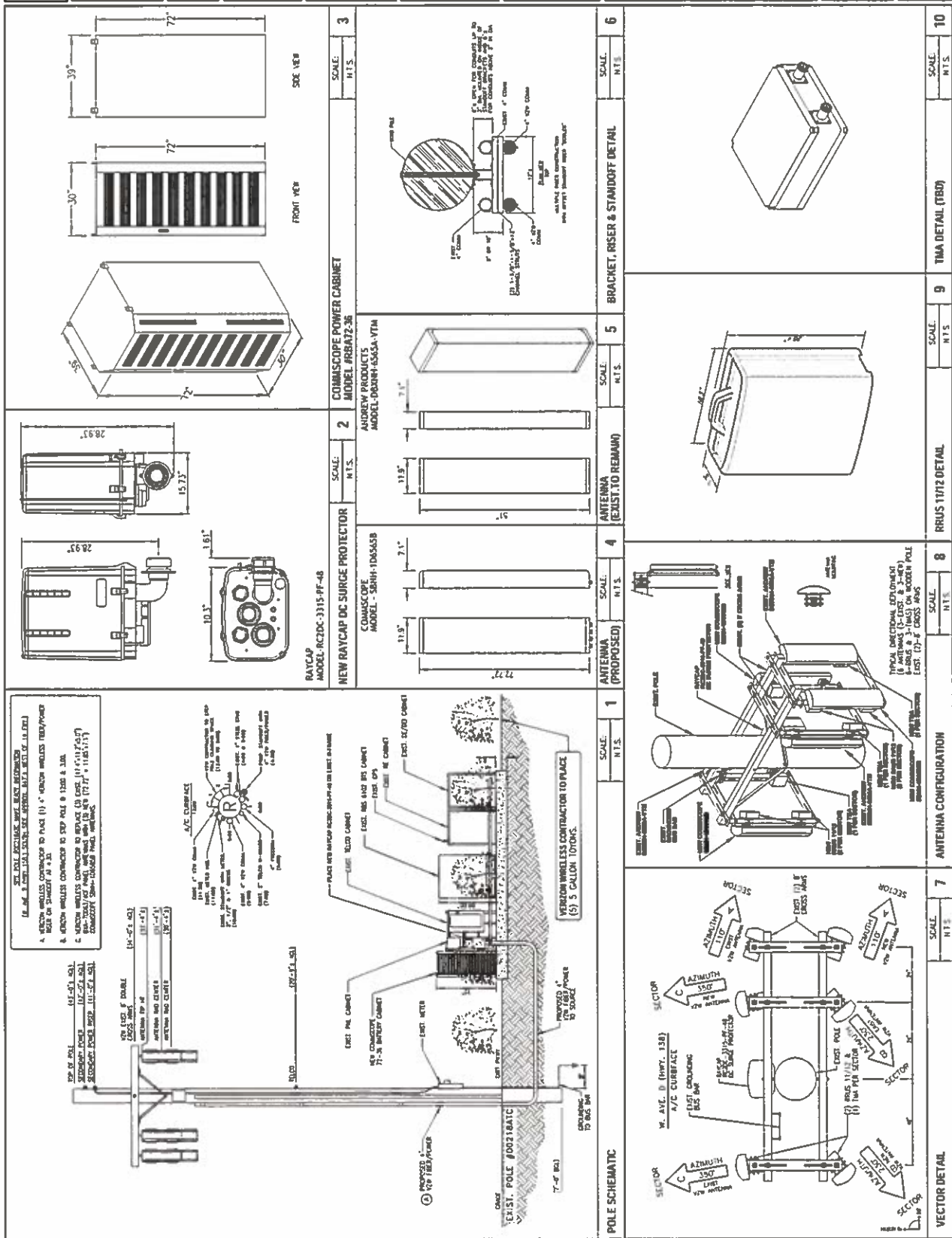
Ces cable engineering services
PRESLOTT COMMUNICATIONS INC.
10040 Beachview Blvd. Suite 1000 San Diego, CA 92146
Phone No. 619.594.2582 Fax No. 619.594.6108

REVISION	DATE	DESCRIPTION
1	04-04-14	PRELIMINARY
2	04-24-14	ADDED CONSCOPE 72-36 CABINET
3	09-23-15	ADDED LANDSCAPE

SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:
4 OF 5
C.E.S. DWG. NO. ARCHW15-15



STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
ENCROACHMENT PERMIT
TR-0120 (NEW 5/92)

Permit No.

704-6US-1262

In compliance with (check one) :

☒ Your application of JUNE 18, 2004

Utility Notice No. _____ of _____

Agreement No. _____ of _____

R/W Contract No. _____ of _____

Dist/Co/Rte/PM

07-LA-138-43.42

Date

OCTOBER 04, 2004

Fee Paid

\$ 984.00

Deposit

\$ 984.00

Performance Bond Amount (1)

N/A

Payment Bond Amount (2)

N/A

Bond Company

N/A

Bond Number (1)

N/A

Bond Number (2)

N/A

TO:

VERIZON WIRELESS
C/O CABLE ENGINEERING SERVICES
10640 SEPULVEDA BOULEVARD, SUITE 1
MISSION HILLS, CA 91345

ATTN: DANNY G. WHITAKER
PHONE: (818) 898-2352

, PERMITTEE

AND SUBJECT TO THE GENERAL PROVISIONS AND THE FOLLOWING, PERMISSION IS HEREBY GRANTED TO: ENCROACH WITHIN STATE HIGHWAY RIGHT-OF-WAY FOR THE PURPOSE OF REPLACING WOOD POLE #K11349Y WITH WOOD POLE #00218ATC, ATTACHING ANTENNAE, CROSS ARMS AND INSTALLING COMMUNICATION EQUIPMENT AT 2201 AVENUE D (ROUTE 138), WEST OF ANTELOPE VALLEY FREEWAY (ROUTE 14), IN THE COUNTY OF LOS ANGELES (07-LA-138-43.42); ALL IN ACCORDANCE WITH CURRENT STATE SPECIFICATIONS, ATTACHED SPECIAL PROVISIONS AND STAMPED PERMIT PLANS DATED OCTOBER 04, 2004.

PERMITTEE SHALL NOTIFY PERMIT INSPECTOR BY CALLING AL SALINAS @ (661) 252-0172, BETWEEN 0700 AND 0900, A MINIMUM OF TEN WORKING DAYS PRIOR TO INITIAL START OF WORK. A CONFIRMATION NOTIFICATION SHALL BE GIVEN THREE WORKING DAYS PRIOR TO CLOSURE OR OTHER POTENTIAL TRAFFIC IMPACTS.

PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THEIR CONTRACTORS AND THE PERMIT INSPECTOR TO INSURE A COMPLETE UNDERSTANDING OF THE WORK AND PERMIT REQUIREMENTS.

BY ACCEPTANCE OF THIS PERMIT, THE PERMITTEE UNDERSTANDS AND AGREES TO REIMBURSE THE STATE FOR ANY AND ALL COSTS INCURRED FOR HAVING CORRECTIVE WORK PERFORMED BY THE STATE FORCES OR UNDER CONTRACT IN THE EVENT THAT THE PERMITTEE, HIS CONTRACTOR OR SUBCONTRACTOR FAIL TO INSTALL, REPLACE, REPAIR, RESTORE, OR REMOVE FACILITIES TO STATE SPECIFICATIONS FOR THE IMMEDIATE SAFE OPERATION OF THE HIGHWAY AND SATISFACTORY COMPLETION OF ALL PERMIT WORK. IT IS UNDERSTOOD THAT THE ABOVE CHARGES ARE IN ADDITION TO ANY PERMIT FEES AND THAT THE PERMITTEE WILL BE BILLED FOR SAID CHARGES AFTER SATISFACTORY COMPLETION OF ALL WORK.

The following attachments are also included as part of this permit.
(Check applicable):

<input checked="" type="checkbox"/>	Yes	_____	General Provisions
<input checked="" type="checkbox"/>	Yes	No	Utility Maintenance Provisions
<input checked="" type="checkbox"/>	Yes	No	Special Provisions A, C & Q
_____	Yes	<input checked="" type="checkbox"/> No	A Cal-OSHA permit required prior to beginning work;

In addition to fee the permittee will be billed actual costs for:

	Yes	<input checked="" type="checkbox"/> No	Review
<input checked="" type="checkbox"/>	Yes	No	Inspection
<input checked="" type="checkbox"/>	Yes	No	Field Work

(If any Caltrans effort Extended)

Yes ☒ No _____ The information in the environmental documentation has been reviewed and considered prior to approval of this permit.

This permit is void unless the work is completed before **NOVEMBER 30, 2004.**

This permit is to be strictly construed and no other work than specifically mentioned is hereby authorized.
No project work shall be commenced until all other necessary permits and environmental clearances have been obtained.

NORTH REGION (W. JORDAN)
LANCASTER
SALINAS (INSPECTOR)
GRIFFO (INFO)

APPROVED:

Hector Obeso, District Permit Engineer

By:

Ashok Morey
ASHOK MOREY, Permit Engineer

SPECIAL PROVISIONS:

1. A pre-construction meeting, ten working days prior to start of work, is required for this permit to discuss traffic control and work schedule with the State Permit Inspector.
2. A minimum of 2 days prior to start of any excavation authorized by this permit, Permittee shall notify **UNDERGROUND SERVICE ALERT AT 1-800-422-4133.**
3. Traffic control shall be provided and maintained by Permittee in accordance with State Standards and is subject to the approval of the State Permit Inspector.
4. **NO WORK THAT INTERFERES WITH PUBLIC TRAFFIC SHALL BE PERFORMED BETWEEN THE HOURS OF 06:00 A.M. AND 09:00 A.M. AND AFTER 03:00 P.M., UNLESS OTHERWISE APPROVED BY THE STATE PERMIT INSPECTOR.**
5. Pedestrian traffic shall be provided for and protected at all times.
6. Orange vest and hard hats shall be worn at all times while working within the State Highway right-of-way.
7. No bird nests shall be removed without the approval of PAUL CARON (District 7 Biologist).
8. Any native plant species impacted by this work shall be replaced in kind.
9. **ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND THE DEPARTMENT OF TRANSPORTATION ENCROACHMENT PERMIT UTILITY PROVISIONS DATED AUGUST 1998.**
10. Care shall be exercised at all times to protect existing State facilities. Any damage resulting from work performed under this permit shall be repaired immediately by Permittee to the satisfaction of the State Permit Inspector at no cost to the State.
11. Existing traffic signal, lighting, electrical systems and underground installations (whether shown on contract plans or not) damaged by the Permittee's operation, shall be replaced or restored in kind or better at the Permittee's expense.
12. Permittee shall be responsible for the cleanup of all debris associated with the construction of the permit work in the State Highway right-of-way as directed by the State Permit Inspector.
13. Permittee shall furnish the necessary inspection to provide for public safety and to insure that all work within or affecting the State Highway right-of-way pursuant to this permit shall be performed in accordance with State Standards and requirements. The work authorized under this permit will be monitored by and be subject to the approval of the State Permit Inspector.
14. All work performed pursuant to this permit shall be per State Standards and be subject to the authority and approval of the State Permit Inspector.

THE ATTACHED DISTRICT STANDARD SPECIAL PROVISIONS ARE GENERALIZATIONS OF THE DEPARTMENT STANDARD SPECIFICATIONS AND ARE INCLUDED ONLY FOR PERMITTEE'S CONVENIENCE. PERMITTEE'S ATTENTION IS DIRECTED TO THE CURRENT DEPARTMENT STANDARD SPECIFICATIONS FOR COMPLETE, UNABRIDGED SPECIFICATION REQUIREMENTS.

10.	
NAME	REDMAN "A"
DE	34° 46' 36.5" N
DE	118° 10' 26.1" W
TION	
SS	(PRELIMINARY ADDRESS) 2201 AVE. "D"
AUTH	

72L

m(4')x1.68r

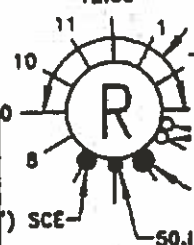
VICINITY MAP

IST. 9.14m(

15.24m(50

CURBFACE

12:00



VALLEY FW

VZW SITE

AVE. D (HWY. 138)

SEWAGE DISPOSAL

CALTRANS
PERMIT PLANS

OCT 04 2004

ATTACHED TO
PERMIT NO. 704-6 US-1262

es

SCOTT CO

0 SEPULVED/
ON HILLS, C.
1 898-2352

10256-15	PERMIT NO.:
E: REDMAN "A"	DATE:
J.: 3925-D2	CITY: LANCASTER
E: 9.45m(31')	COUNTY: LOS ANGELES
BY: C.E.S. DATE: 05-12-04	LOCATION: (PRELIMINARY ADDRESS)
C.E.S. DATE: 05-12-04	2201 AVE. "D"
05-12-04	LANCASTER, CA 93534

CTURE SITE PLAN

ZONE No.:	SHEET 1 OF 3
PLAN No.:	ATC04024

RECEIVED
JUN 18 2004
CITY OF LANCASTER

REPLY CARD
7-MP-37 (REV. 7/94)

PERMIT NO 704-6VS-1262

CO/RTE/PM 7-LA-138

INSPECTOR Salinas

PERMITTEE Verizon

DEAR SIR/MADAM:

ALL WORK AUTHORIZED BY THE ABOVE-
NUMBERED PERMIT WAS COMPLETED ON:

(DATE)

SIGNED: